



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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**Letter No. L1/12276/2018**

**Dated: 3 .09.2021**

To  
**The Commissioner,**  
Avadi City Municipal Corporation,  
Avadi, Chennai – 600 054.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in Old S.No.356/3B & 4B2, Present T.S.No.53/6 & 53/9, Block No.64, Ward-I of Paruthipattu Village, Avadi Taluk, Tiruvallur District, Avadi City Municipal Corporation limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000147 dated 13.07.2018.
  2. This office letter even no. dated 27.09.2018 addressed to the applicant.
  3. Applicant letter dated 23.10.2018 & 31.10.2018.
  4. This office letter even No. dated 08.11.2018 addressed to the applicant.
  5. Applicant letter dated 22.11.2018
  6. This office letter even No. dated 05.12.2018 addressed to the Special Tahsildar, Urban Land Tax Scheme, Avadi.
  7. The Special Tahsildar, Avadi letter Rc.No.355/2018/A-1 dated 26.12.2018.
  8. This office DC advice letter even no. letter dated 01.02.2019 Addressed to the applicant.
  9. Applicant letter dated 11.02.2019 enclosing the receipt of payments.
  10. This office letter even No. dated 15.02.2019 addressed to the Commissioner, Avadi City Municipal Corporation enclosing a skeleton plan.
  11. The Commissioner, Avadi Corporation in letter R.C.No.00198/2021/F2 dated 23.08.2021 enclosing a copy of Gift deed for Road Space & Park Area registered as Doc. No.11999/2021 dated 19.08.2021 @ SRO, Avadi.
  12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  13. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in Old S.No.356/3B & 4B2, Present T.S.No.53/6 & 53/9, Block No.64, Ward-I of Paruthipattu Village, Avadi Taluk, Tiruvallur District, Avadi City Municipal Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove

the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges / fees in the reference 9<sup>th</sup> cited as called for in this office letter 8<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.7,800/-	B-007701 dated 12.07.2018
Development charge	Rs.22,000/-	B-008998 dated 11.02.2019
Layout Preparation charge	Rs.15,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.127/2021 dated 03.09.2021**. Three copies of layout plan and planning permit **No.14236** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan, before sanctioning and release of the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

o/c  
for Senior Planner, Layout  
02/09/2021  
02/09/2021  
2/5

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction not to use the logo of CMDA in the layout plan since the same is registered).

Copy to: 1. M/s. Omsakthi Agencies (Madras) Private Limited,  
Represented by its Authorised Signatory  
Thiru. P.S.Sivakumar,  
Omsakthi Tower-II, TS-65,  
Sidco Industrial Estate,  
Ekkaduthangal,  
Chennai - 600 032.

2. The Deputy Planner, — MLC  
Master Plan Division, 08/9/21  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).

3. Stock file /Spare Copy